

BOWEN

PROPERTY SINCE 1862



Offers in excess of £200,000

Berwyn Cottage, 3 West Street,
Llangollen LL20 8RG

🏠 4 Bedrooms

🚿 1 Bathroom

Berwyn Cottage, 3 West Street, Llangollen LL20 8RG



General Remarks

"Berwyn Cottage" is a four double bedroom period property which is arranged over three floors and is located within close proximity of the town centre and all the amenities it has to offer. The property is well presented throughout and benefits from double glazed windows, a "Worcester" combination boiler and a cellar which is a really handy storage area. Internally the living accommodation briefly comprises an entrance hallway, living room, kitchen/breakfast room, utility area, first floor landing, two double bedrooms, family bathroom with a white suite, second floor landing and two further double bedrooms.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden glazed door to the front elevation. Radiator. Wood-effect flooring.

Living Room: 11' 10" x 9' 8" (3.61m x 2.95m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Fire recess with exposed stone surround and wooden mantel. Arch through to:

Kitchen/Breakfast Room: 11' 0" x 10' 6" (3.36m x 3.21m) PVCu double glazed window to the rear elevation. Shaker-style cream wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral fan-assisted electric oven. Wall mounted "Worcester" combination boiler. Space for fridge. Wall tiling. Wood-effect flooring. Radiator. Access to:

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Cellar: 11' 3" x 10' 9" (3.42m x 3.27m)

Utility Area: 4' 7" x 4' 2" (1.40m x 1.26m) PVCu double glazed window to the rear elevation. Wooden door to the side elevation. Plumbing for washing machine and dishwasher. Work-top.

On The First Floor:

Landing: PVCu double glazed window to the rear elevation.

Bedroom 3: 11' 1" x 9' 6" (3.37m x 2.89m)
PVCu double glazed window to the rear elevation. Radiator. Storage cupboard.

Bedroom 2: 11' 11" x 9' 7" (3.63m x 2.91m)

PVCu double glazed window to the front elevation. Radiator.

Bathroom: 8' 10" x 6' 10" (2.68m x 2.09m)

PVCu double glazed window to the front elevation. Three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Wood-effect flooring. Wall tiling.





On The Second Floor:

Landing:

Bedroom 1: 15' 10" x 10' 2" (4.82m x 3.11m) including restricted head height. Double glazed sky-light to the front elevation. Radiator.

Bedroom 4: 12' 8" x 9' 5" (3.86m x 2.88m) including restricted head height. PVCu double glazed window to the side elevation. Radiator.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler located in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Llangollen Office proceed down Castle Street and take the first turning on the left into Market Street. Proceed along Market Street taking the fourth turning on the right into West Street and the property will be observed on the right-hand side of the road.



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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

